



Development Requirements



ABOUT CIRCLE HOUSING

Circle Voluntary Housing Association (VHA) was set up in 2003 and has been a leading provider of social housing in Ireland since. Circle's vision is to make a real difference by delivering quality homes and innovative integrated housing solutions to individuals and families in Ireland.

Circle works together with local authorities, state agencies, developers, and funders to deliver new-build social and affordable housing solutions. Currently, Circle manages and owns over 2,500 homes nationally.

COMPANY VALUES

Circle is more than housing and is passionate in ensuring tenant's needs are at the heart of everything it does. Through its commitment to caring about its tenants and the services it delivers, it empowers tenants to be involved in running their homes and communities while having a say in the shaping of the areas where they live. We at Circle VHA embody our **We Hear Values**.

Willingness, **E**mpowerment, **H**onesty, **E**xcellence, **A**ccountability and **R**espect.





CIRCLE HOUSING PARTNERS

Circle Housing are looking to acquire homes at a sizeable scale from developers who are looking for long term partners who they could do repeat business with. Circle Housing take a collaborative approach to working relationships with Developers that provide excellent value for money.

Circle Housing have access to significant funding for the delivery of housing over the longer term. We have three financial streams available to acquire homes. Circle development team would choose the best financial route for the chosen project to ensure its delivery. A forward development agreement greatly improves the Developers ability to secure funding.

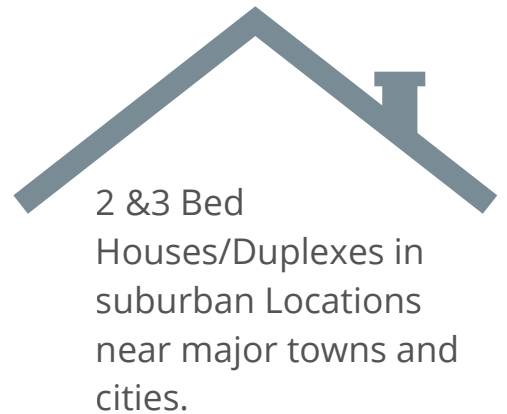


This financial strength puts Circle Housing in a unique position for delivery. Circle Housing has capacity to deliver a minimum of 500 homes per year for the next 5 years. We have an experienced team of housing development professionals.



STRATEGIC GROWTH

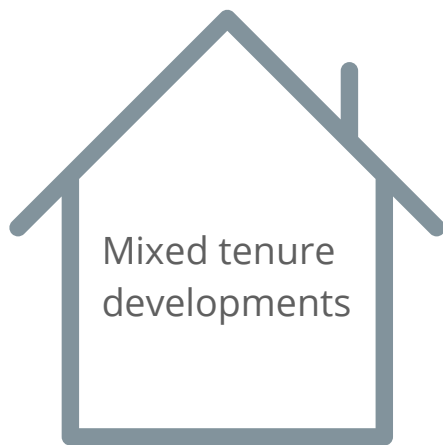
What are Circle Housing particularly looking for?





STRATEGIC GROWTH

What are Circle Housing particularly looking for?



Part V Plus



Single tenure
Social Housing up to
approx. 60 homes.



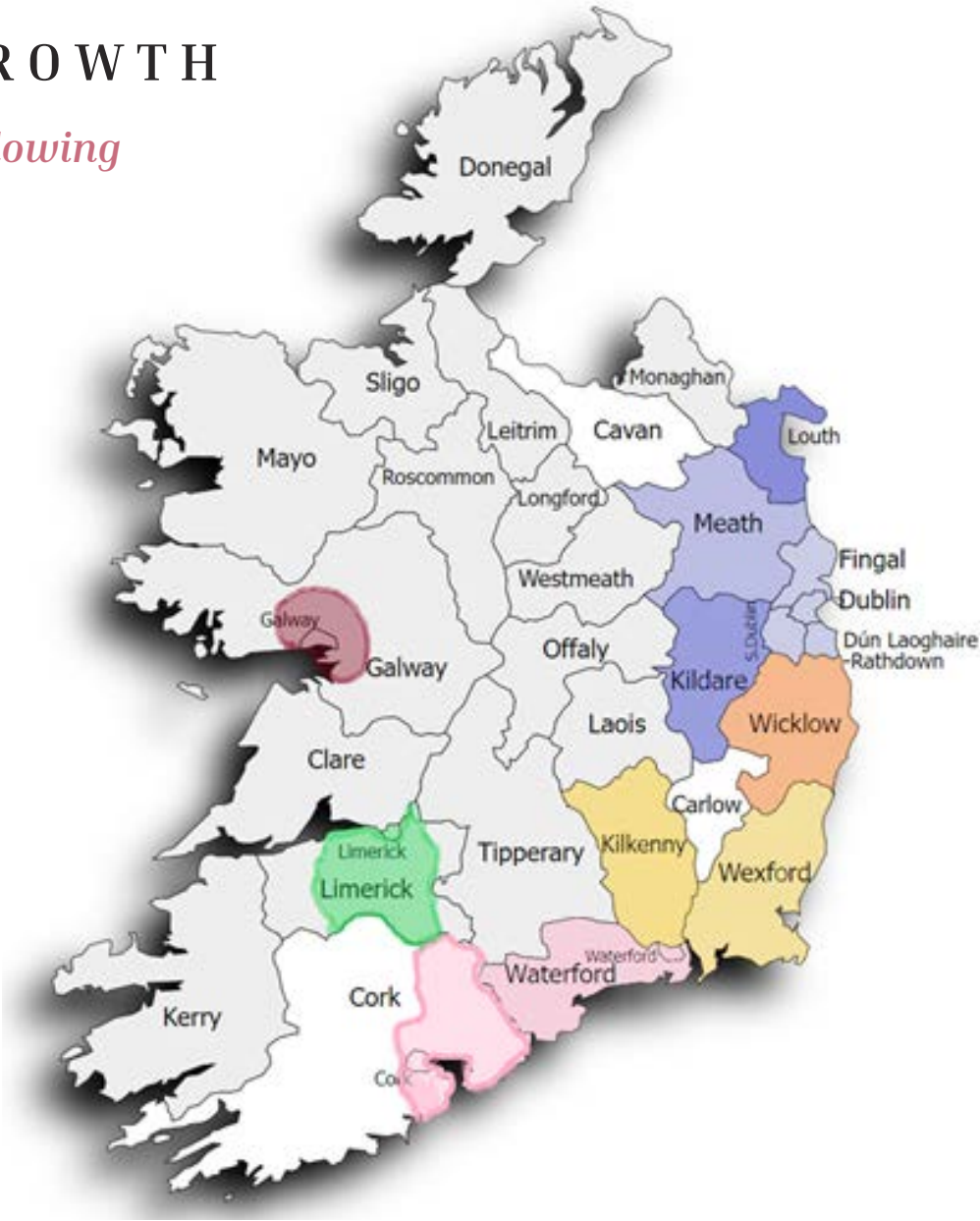
Sites with Planning Permission near
major towns and cities.



All developments are
subject to the Local
Authorities needs
analysis and
approval to progress.

STRATEGIC GROWTH

Have you a site in the following highlighted locations?



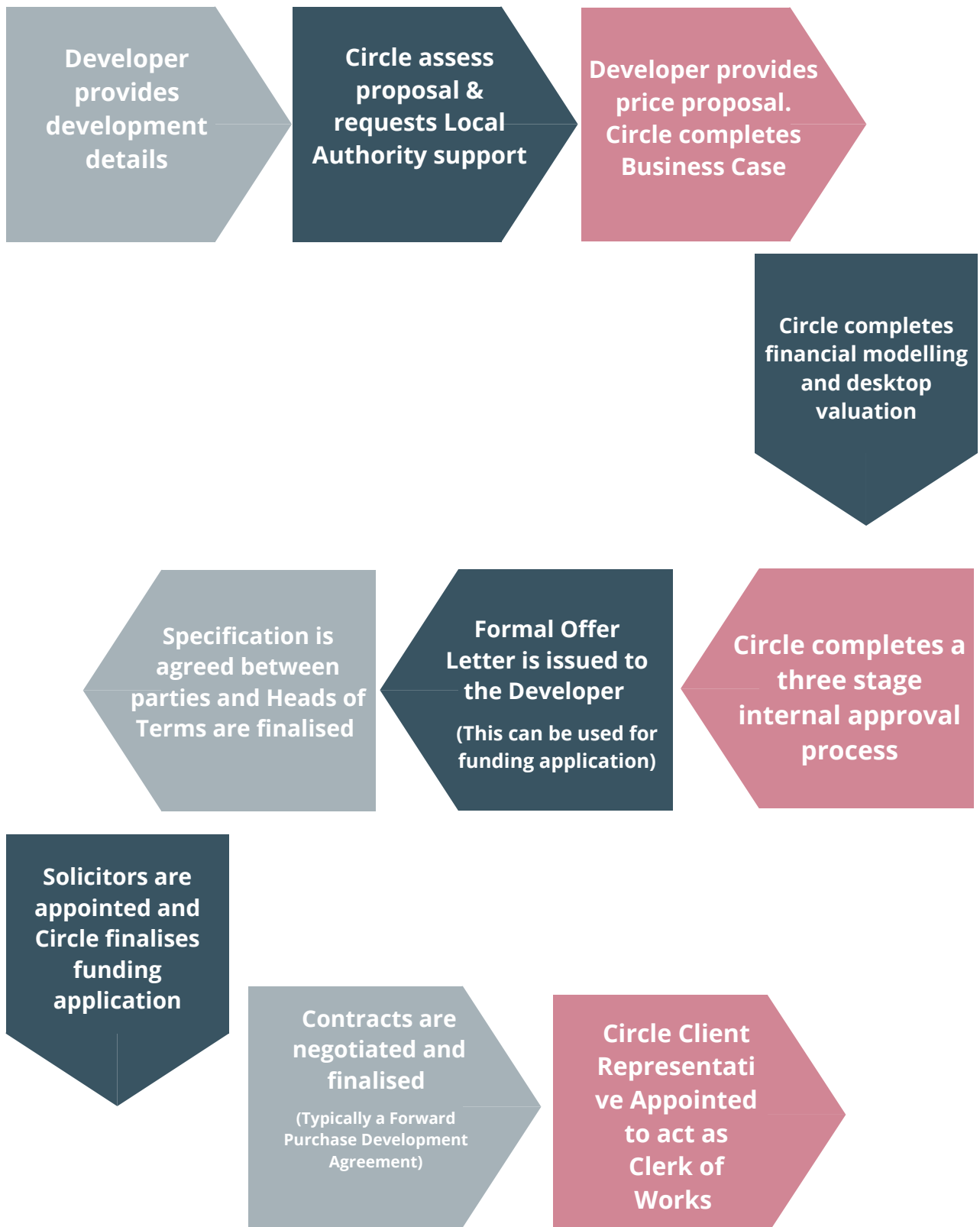
Local Authority	% of Total Existing Stock
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Dublin City Council	41.22%
South Dublin CC	21.82%
Fingal CC	8.62%
Kildare	3.52%
Louth	1.89%
DLR CC	7.36%
Wicklow	5.63%
Meath	0.42%
Wexford	1.0%
Laois	0.63%
Waterford	5.21%
Cork County Council	1.47%
Tipperary	0.26%
Cork City	0.74%
Limerick	0.21%





THE APPROVAL PROCESS



Development Management Team

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Russell Grainge

Director of Property

Contact: rgrainge@circlevha.ie

Russell was appointed as Director of Property in 2020. Having previously worked in an asset management and delivery role in extensive large scale UK Housing Associations.

Russell joined Circle Housing in October 2018 as Head of Property Services. Russell is a qualified Quantity Surveyor with extensive contract management experience, working as an operations Manager for national construction firms in the UK.



Chris White

Development Manager

Contact: cjwhite@circlevha.ie

Chris joined Circle in 2020 and has extensive experience of delivery in Construction projects having delivered several high-profile schemes in previous employment with a large tier three AHB. Track record of delivering Project Management services in the construction industry including Managing the delivery of 27, A-rated, residential units, a community centre and regional hub in Kilkenny, obtained planning for 60 units on 2 green-field sites, in 7 months designed to NZEB standards. The design team and Contractors for these projects were contracted under the CWMF suite of contracts. Separate to this Chris acquired over 150 turnkey, HFA funded, A-rated residential units handling all aspects of the funding & legal process.



CIRCLE VHA SCHEMES

Recently completed Circle Housing schemes:



**Fairfields, Old Tramore Road,
Waterford x 40 units**



**Fairgreen Manor, Dunlavin,
Co. Wicklow x 40 units**



**Butterfield, Mount Neil,
Gracedieu, Co. Waterford x 57 units**



CIRCLE VHA SCHEMES

Recently completed Circle Housing schemes:



**Castlecourt Apartments,
Dunshaughlin, Co. Meath x 8 units**



**Station Manor, Portmarnock,
County Dublin x 11 units**



**Scholarstown Wood,
Rathfarnham x 24 units**



CIRCLE VHA SCHEMES

Recently completed Circle Housing schemes:



**Wilkins Court, Limekiln Lane,
Dublin 12 x 6 units**



**Wilkins View, Walkinstown,
Dublin 12 x 3 units**



Circle Housing Partners



**An Ghníomhaireacht
Tithíochta**
The Housing Agency



YOU'RE NOT ALONE



HFA An Ghníomhaireacht
Airgeadais Tithíochta
Housing Finance Agency



Contact: DevelopmentTeam@circlevha.ie



[circle-voluntary-housing-association](https://www.linkedin.com/company/circle-voluntary-housing-association)

